

**Joint Meeting of the  
City of Tallahassee and the  
Leon County Board of County Commissioners  
Comprehensive Plan Cycle 2006-2 Amendments  
June 1, 2006**

The Board of County Commissioners of Leon County and the City of Tallahassee Commissions met in Joint Session on June 1, 2006 at 6:00 p.m. in the County Commission Chambers. Present were County Commissioners Chairman Proctor, Sauls, Thael, DePuy, and Grippa (Commissioners Winchester and Rackleff were not present). City Commissioners present were Commissioners Mayor Marks, Lightsey, Katz, Mustian, and Gillum. Also present were County Attorney Thiele and Deputy Clerk Diane Norvell. Assistant City Attorney Hurst was also present.

Pursuant to legal advertisement, the transmittal to DCA (Department of Community Affairs) public hearing was conducted on the Comprehensive Plan Cycle 2006-2 Comp Plan Amendments.

Mr. Fred Goodrow, Planning Department, explained the transmittal hearing and pointed out that this is not the final adopting hearing, and things could change later. Amendments 2006-2-T-001, 2006-2-M-006, 2006-2-T-009, and 2006-M-010 are on Consent Agenda and Amendment 2006-2-M-007 is for discussion. There are speakers for Amendments 009 and 010.

Commissioner DePuy moved, duly seconded by Commissioner Grippa and carried unanimously, 5/0 (Commissioners Winchester and Rackleff were not present), to approve Amendments 2006-2-T-001 and 2006-2-M-006 on the Consent Agenda and remove Amendment 2006-2-T-009 and 2006-M-010 since there are speakers.

Commissioner Katz moved, duly seconded by Commissioner Lightsey and carried unanimously, to approve Amendments 001 and 002 on Consent Agenda.

The following citizens appeared regarding Amendments 009 and 010:

**2006-2-M-010**

Susanne Thompson, 3520 Thomasville Road, Bradfordville Road Baptist Church, stated that the proposal would change the land use map to residential preservation. Ms. Thompson stated that her church members opposed the proposed change since it would prohibit changes that are planned for the church site. She stated that the project would be good for the community. Several members of the church were in the audience. Ms. Thompson pointed out that the church members could live with the recommendation to rezone to Urban Residential 2 but not rezone to Residential preservation.

**Commissioner Grippa moved and was duly seconded by Commissioner Grippa to approve Amendments 2006-2-T-009 and Amendment 2006-2-M-010 but to eliminate all properties contained in the Bradfordville Study Area portion.**

Mr. Goodrow advised that if Commissions do this in language Amendment 009, they need to retain the mixed-use category; right now we are doing away with mixed-use category but you would have to now retain the mixed use category.

Speakers appeared:

**2006-2-M-1010**

Mark Wilbanks, 6494 Thomasville Road, Minister at First Baptist, presented 198 letters for the record, signed by the church members objecting to the Residential Preservation category change. Mr. Wilbanks voiced support for mixed-use category.

Commissioner DePuy remarked that his mother is member of the church and he would be supporting the Pastor's position.

Ms. Susan Snyder, PE, Poole Engineering, appeared and indicated support for the university transition zoning on property west of Doak Campbell stadium and FSU. (Commissioner Lightsey explained that is an overall amendment is to eliminate mixed-use where ever it still remains on the map and involves these properties.)

Mr. Michael Dalton, Bradford Manor Subdivision, West Pensacola area, appeared and circulated an email that he previously sent. He spoke against

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the proposed University Transitional Housing Design in the West Pensacola Sector. At the last hearing, there were questions and issues raised about the compatibility of University Transitional Housing with Neighborhood Preservation. He learned that staff talked to Commissioners individually and addressed their concerns on a one-to-one basis. Mr. Dalton stated that he still has questions and concerns he would like addressed.

Mr. Dalton remarked that the tools to control University Transition are not fully in place and there are no examples in Tallahassee. He suggested it would be wise to vote against University Transition Housing which actually rezones the parcels on the map. He suggested waiting until people come forward with their plans so there are not unintended consequences and addressing them as they come up. Some items discussed were increased buffering and limiting height of structures adjacent to single family dwelling, and requiring site plans to go through the urban design committee.

**2006-2-M-010**

Mr. Rick Kearney, 6949 McBride Point, voiced support for the motion on the floor. He stated that if the motion does not pass, he would like to approach the Commissions again.

Mr. Jack Conrad, 6500 Old Millstone Plantation Road, stated that his main point is that the property within Lake McBride designation be rezoned to the closed designation to what the Lake McBride settlement agreement and covenants and restrictions are. He feels that it should be in sink with the settlement agreement and covenants, and reflect the delicateness of the lake basin ecologically.

Commissioner Thael clarified that Mr. Conrad is asking for protection for the Lake McBride basin that is in concert with the settlement agreement that CIRCA and Lake McBride Homeowners reached with the County. He asked if this could be accomplished.

County Attorney Thiele explained that the motion on the floor made by Commissioner Grippa would eliminate from the Comp Plan amendment any changes in amendments 009 and 010 that is in the Bradfordville Sector Plan, so all the provisions in the covenants and settlement agreement would be unaffected and unchanged.

Commissioner Lightsey asked about buffering and design standards of University Transition. Mr. Wayne Tedder responded that right now there are buffering standards in the Zoning Code and when you place multi-family development adjacent to single-family detached, the buffer requirements is a 30-foot Type D buffer - nothing has changed. He pointed out that usually the zoning means nothing - it is the use that is being proposed that is everything when you talking about compatibility and buffering, which does not change. Mr. Tedder explained that if the Commissions want to see some changes as part of amendments to University Transition, staff could be directed to do that and when they bring a proposed ordinance back to the Commissions, they can specifically address that. Commissioner Lightey stated that she wanted to see that as a type of option to look at.

Commissioner Lightey spoke about areas of sensitivity. Mr. Tedder stated that Mixed Use allows from low density to light industrial - he is trying to remove the provision in the Comp Plan, especially in the Bradfordville Area and attempting to be sensitive to sector plans, settlements and covenants and restrictions, and will try to get closer to that in the process

Ms. Laura Goodfellow, 2896 Water Oak Plantation Drive, explained that her family owns Water Oak Plantation which has frontage on Thomasville Road and Lake McBride. She asked if Commissioner Grippa's motion would allow Commercial. Mr. Tedder clarified that it would go back to Mixed-Use A, which allows commercial, but there are other things in place which would prohibit commercial - none of that is changing in the process.

Mr. Tedder suggested that in light of the comments and discussions, the best solution would be to let the three documents - Sector Plan, covenants and restrictions, and settlement agreements - be the controlling documents; anytime there are land use changes in that area, Planning staff can evaluate them according to the three restrictions.

Commissioner Thael called the question.

**The motion on the floor carried unanimously 5/0 (Commissioners Winchester and Ratcliff were not present).**

**Commissioner Katz moved the same, duly seconded by Commissioner Gillum which carried unanimously. (Approve Amendments 2006-2-T-**

**009 and Amendment 2006-2-M-010 but to eliminate all properties contained in the Bradfordville Study Area portion.**

Mr. Goodrow clarified that the Boards approved amendments 009 and 010 with the exception that they will remove the Bradfordville Sector area out of the amendments. Mr. Thiele clarified that the sector area is taken out of amendments 09 and 010 and the text related to that was left in tact.

**Amendment 007:**

Mr. Goodrow advised that this amendment was initiated by the County to designate 29 tracts of both City and County parkland as recreation open space in the Comp Plan. At the last joint meeting, the City indicated that they would probably deny this and the County would approve it.

**Commissioner Grippa moved to deny Amendment 2006-2-M-007, duly seconded by Commissioner DePuy and carried unanimously, 4/0 (Commissioners Thaell, Winchester, and Rackleff not present).**

**Commissioner Katz moved, duly seconded by Commissioner Gillum and carried unanimously, 5/0, to deny Amendment 2006-2-M-007.**

**Commissioner Katz moved, duly seconded by Commissioner Lightsey and carried unanimously, 5/0, to transmit to DCA.**

**Commissioner Sauls moved, duly seconded by Commissioner DePuy and unanimously, 4/0 (Commissioners Thaell, Winchester, and Rackleff voted in opposition), to submit to DCA.**

There being no further business to come before the joint commissions, the meeting was adjourned at 6:37 p.m.

APPROVED: \_\_\_\_\_  
Bill Proctor, Chairman

ATTEST:

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Bob Inzer, Clerk of the Circuit Court